

MCR. A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER

BROOMFIELD SQUARE, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

CORP., GENERAL PARTNER

ANY AND ALL DETENTION PONDS AND DRAINAGE FACILITIES WHICH ARE NECESSARY TO ASSURE SAID DETENTION SHALL HAVE THE PRIOR APPROVAL IN WRITING OF THE BROOMFIELD ENGINEER. 4. A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN OUTLINING

REBTRICTIONS AND REQUIREMENTS FOR DEVELOPMENT WITHING THIS SUBDIVISION IS ON FILE WITH THE CITY OF BROOMFIELD. 5. CORNER LOTS HAVE A 20 FOOT RADIUS AT ALL STREET INTERSECTIONS AND ALL LOT DIMENSIONS ARE TO THE P.I. OF STREET INTERSECTIONS UNLESS SHOWN OTHERWISE.

2. SET 1/2 INCH IRON PIN WITH SURV-CAP, "RLS #14112" AT ALL EXTERIOR

HISTORICAL RUNOFF FROM EACH LOT SHALL BE DETAINED ON EACH LOT AND

3. ALL STORM RUNOFF AND DRAINAGE RUNOFF FROM EACH LOT OVER THE

1. BEARINGS ARE BASED ON TRUE MERIDIAN (SAME AS BROOMFIELD

LAKEWOOD, COLO. // BORIS \ PH. : 235-1171

APPROVALS (CONTINUED)

BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

APPROVED THIS 3 DAY OF A ..., 1983 BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD, COLORADO.

NOTES:

PROFESSIONAL PARK).

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS 3rd DAY OF Aug ,A.D, 1983.

INVESTMENT CO., A GENERAL PARTNERSHIP

VICTOR J./YOSHA, // A GENERAL PARTNER GENERAL PARTNER

BROOMFIELD PROFESSIONAL PARK, A COLORADO GENERAL PARTNERSHIP, JOINT VENTURER.

GENERAL PARTNER

FIRST INTERSTATE REAL ESTATE MORTGAGE CORP., A CALIFORNIA CORP.

DEDICATION:

THAT EAGLE JOINT VENTURE IS THE OWNER AND FIRST INTERSTATE REAL ESTATE MORTGAGE CORP. IS THE MORTGAGOR OF THAT REAL PROPERTY SITUATED IN THE CITY OF BROOMFIELD, BOULDER COUNTY, STATE OF COLORADO, BEING A RESUBDIVISION OF LOT 7, "BROOMFIELD PROFESSIONAL PARK", AND LOT 6 OF "BROOMFIELD PROFESSIONAL PARK REPLAT "B"",A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, THENCE 5.89° 01'10"W. ALONG THE NORTH LINE OF THE NE 1/4 SAID SECTION 34 A DISTANCE OF 100.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 287;

THENCE 5.00° 07'20"E. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 347.29 FEET TO THE NORTHEAST CORNER OF LOT 6, "BROOMFIELD PROFESSTIONAL PARK REPLAT "B"", THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 6 THE FOLLOWING 10 COURSES:

- 1. THENCE S.00° 07'20"E. A DISTANCE OF 320.12 FEET;
- 2. THENCE S.89°52'40"W. A DISTANCE OF 258.00 FEET;
- 3. THENCE S.00°07'20"E. A DISTANCE OF 60.00 FEET TO A P.C.;
- 4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 19° 22'40", RADIUS = 345.00 FEET, AN ARC LENGTH OF 116.68 FEET TO
- 5. THENCE S.19°30"00"E. A DISTANCE OF 124.26 FEET TO A P.C.;
- 6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE = 30°54'58", RADIUS = 149.78 FEET, AN ARC LENGTH OF 80.82 FEET TO
- 7. THENCE S.11° 24'58"W. A DISTANCE OF 48.58 FEET TO A P.C.;
- 8. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 92°36'20", RADIUS = 20.00 FEET, AN ARC LENGTH OF 32.33 FEET TO A POINT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST:
- 9. THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, CENTRAL ANGLE = 17°05'50", RADIUS = 460.00 FEET, AN ARC LENGTH OF 137.26 FEET TO A P.T.;
- 10. THENCE N. 64° 05'33"W. A DISTANCE OF 713.23 FEET TO A POINT WHICH IS THE MOST SOUTHERLY CORNER COMMON TO SAID LOT 6, AND LOT 7 OF "BROOMFIELD PROFESSIONAL PARK";

THENCE N.64°05'33"W. ALONG THE SOUTHERLY LINE SAID LOT 7 A DISTANCE OF 177.42 FEET TO A P. C.;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE = 90°00'00", RADIUS = 20.00 FEET, AN ARC LENGTH OF 31.42 FEET TO A

THENCE N. 25° 54'27"E. ALONG THE WESTERLY LINE SAID LOT 7, A DISTANCE OF 35.06 FEET TO A P.C.; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE =

18°47'28", RADIUS = 436.00 FEET, AN ARC LENGTH OF 142.11 FEET TO A THENCE N.44° 34'55"E. A DISTANCE OF 10.91 FEET TO THE NORTHWEST

THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID LOT 6, THE FOLLOWING 8 COURSES:

- 1. THENCE N.44° 34'55"E. A DISTANCE OF 350.49 FEET TO A P.C.;
- 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 12°32'42", RADIUS = 519.00 FEET, AN ARC LENGTH OF 113.63 FEET TO
- 3. THENCE LEAVING SAID CURVE, S.45° 12'30"E. AND ALONG THE NORTHERLY LINE OF SAID LOT 6 A DISTANCE OF 35.72 FEET;
- 4. THENCE S.50°55'00"E. A DISTANCE OF 110.92 FEET;

CORNER SAID LOT 7;

- 5. THENCE S.71° 17'00"E. A DISTANCE OF 207.64 FEET;
- 6. THENCE S.79°51'00"E. A DISTANCE OF 169.12 FEET;
- 7. THENCE S.87° 00'00"E. A DISTANCE OF 155.24 FEET;
- 8. THENCE N.80° 12'00"E. A DISTANCE OF 74.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.1311 ACRES

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BROOMFIELD PROFESSIONAL PARK REPLAT "D", PART OF A SUBDIVISION OF A PART OF THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPALLY DWNED AND MUNICIPALLY FRANCHISED UTILITIES AND SERVICES, AND DO HEREBY GRANT THAT PORTION OF REAL PROPERTY WHICH IS DESIGNATED AS "PEDESTRIAN EASEMENT" ON THE ACCOMPANYING PLAT AS AN EASEMENT FOR PEDESTRIAN WALKWAYS, AND DO HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "DRAINAGE EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND DO HEREBY GRANT THOSE PORTIONS OF REAL PROPERTY WHICH ARE DESIGNATED AS "ACCESS EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION OF ROADWAYS.

ACKNOWLEDGEMENT:

STATE OF COLORADO)

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS -(his ,A.D., 1983, BY JOHN CLAUS, PRESIDENT AND RON SHIMPA, SECRÉTARY OF MOUNTAIRE, INC., JOHN CLAUS AND RONALD K. REEVES, GENERAL PARTNERS OF MCR, BY JOHN M. NIGRO AND VICTOR J. YOSHA, GENERAL PARTNERS OF M. AND V. INVESTMENT, BY M. C. DE COLA, AND R. J. WITTENBRINK AS GENERAL PARTNERS OF BROOMFIELD SQUARE AND BROOMFIELD PROFESSIONAL PARK.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 9-23-86
ADDRESS: 4341 West 110th Ct, Mestinistin, Co 80930

STATE OF COLORADO)

MY COMMISSION EXPIRES:

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS\_ OF FIRST INTERSTATE REAL ESTATE MORTGAGE CO., A CALIFORNIA CORP. AS

WITNESS MY HAND AND OFFICIAL SEAL:

ATTORNEY'S CERTIFICATE:

I, ROANLD K. REEVES , AN ATTORNEY AT LAW, DULY LICENSED BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINBEFORE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS , AND THAT SAID LAND IS OWNED BY THE DEDICATORS FREE OF ALL LIENS AND ENCUMBERANCES EXCEPT DEED OF TRUST FOR THE USE OF WESTERN BANKCORP MORTGAGE CO., DATED JULY 21, 1981, RECORDED AUG. 4, 1981, FILM NUMBER 1174 UNDER RECEPTION NUMBER 457663, BOULDER COUNTY, COLORADO RECORDS.

SURVEYOR'S CERTIFICATE:

I, KURT O. LINN, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BROOMFIELD PROFESSIONAL PARK REPLAT "D" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.

KURT O. LINN, JR.,

BROOMFIELD CERTIFICATES:

APPROVED THIS DO DAY OF YOUL , A.D., 1983, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO,

\_\_, A.D., 1983, BY THE CITY COUNCIL APPROVED THIS 26th DAY OF JULY OF THE CITY OF BROOMFIELD, COLORADO.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 7:54

O'CLOCK M. THIS APPROX OF AUCUST, A.D., 1983, AND IS DULY IS

RECORDED IN PLAN FILE